

# Staff Report – June 14, 2011

## 1000 North Charles Street

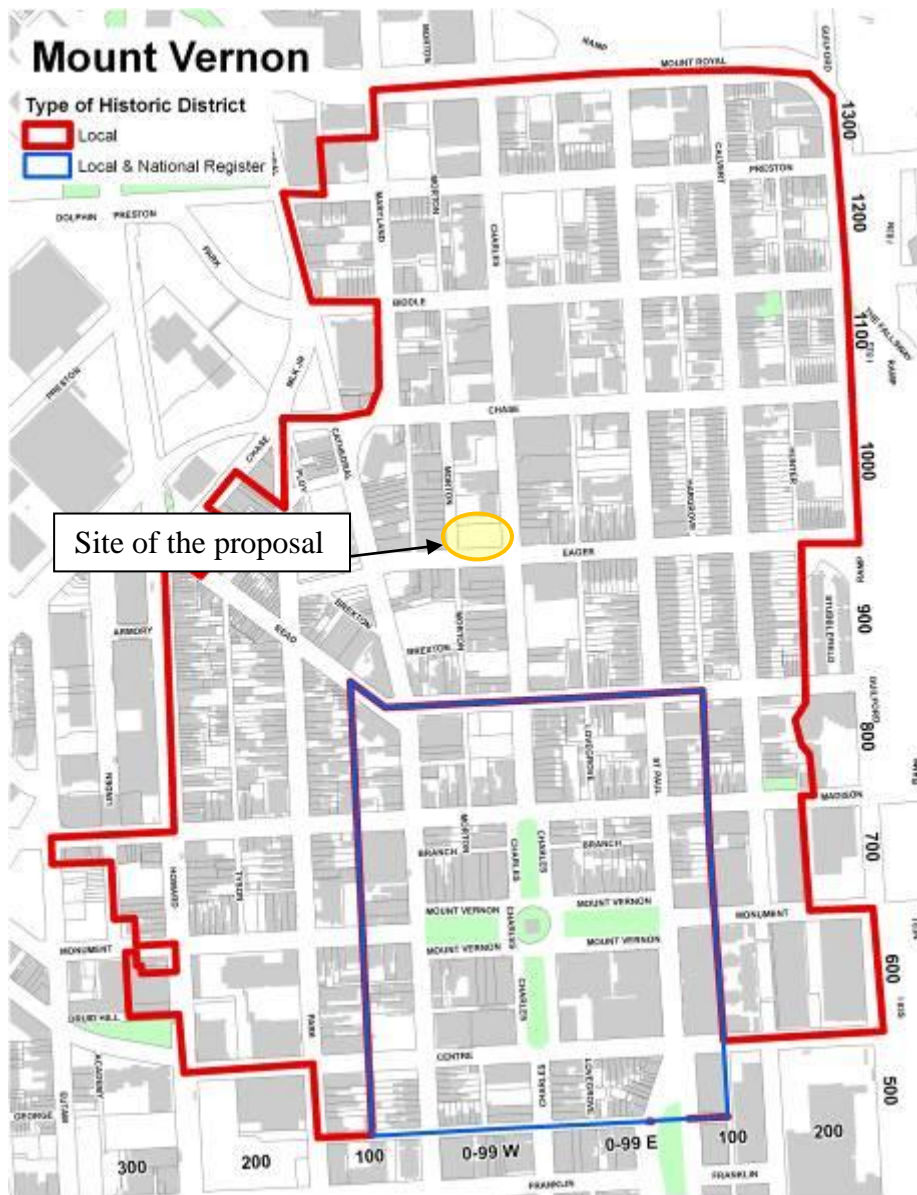
### Mount Vernon Historic District

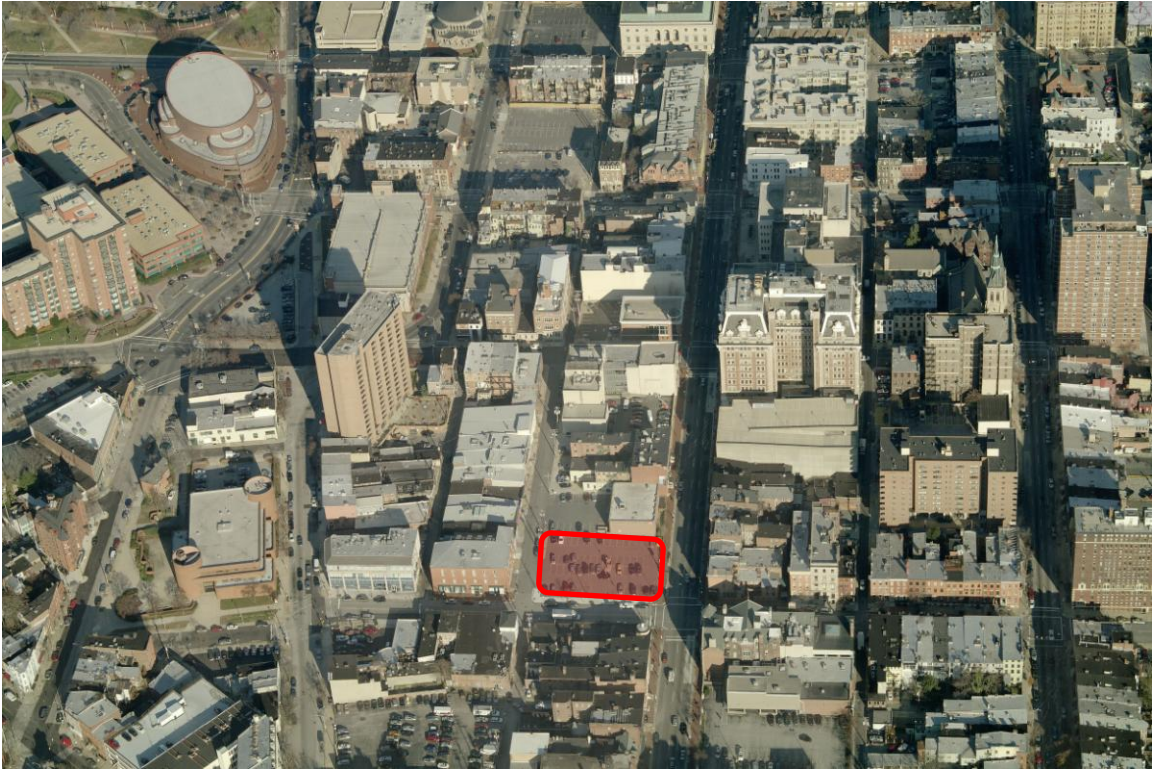
Plan: Construct three-story building- Concept Review

Staff: Eric Holcomb

Applicant: Walter Schamu for Gould Properties

**Background:** 1000 North Charles Street is located in the northwest section of the Mount Vernon local historic district on the northwest corner of Charles and Eager Streets. The site is approximately 150 feet long on Eager Street and 100 feet long on North Charles Street. It is currently a surface parking lot.





This project will be reviewed under the *Baltimore City's Mount Vernon Historic District Design Guidelines for New Construction*. This will be the second project in which CHAP will use these guidelines.

**Plans:** The developer proposes to construct a two-and-three-story retail and office building on the northwest corner of Charles and Eager Streets. The three-story portion of the building will anchor the corner of Eager and Charles Streets. The two-story portion of the building will face Eager Street only. First floor will be used for retail with the second and third floors used for office space.

The north façade faces 1010 North Charles Street, currently the Chambers building. Ground level parking will occur between the new structure and the Chambers building. The west elevation will incorporate room for dumpsters (stored within the structure), fire exits and a truck loading area (subject to other city agency reviews). This elevation is articulated with window and doors openings, bands between the second and third levels, and a cornice detailing.

#### **Analysis:**

Staff has applied the Secretary of the Interior's Standard #9: "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment." Staff believes the project meets standard #9.

Staff has applied the *Baltimore City's Mount Vernon Historic District Design Guidelines for New Construction* to this project in the following order:

- A. Setback – the proposed building maintains the same setbacks as the historic structures on Charles and Eager Streets.
- B. Orientation – The proposal orients the primary façade on the principal streets.
- C. Scale – the proposed building uses such elements as fenestration, floor heights, and banding, to carefully relate to the neighboring buildings on the intersection, which differ in height and style.
- D. Proportion – The proportions of the principal façade is compatible with façade of neighboring buildings.
- E. Rhythm – the rhythm of the principal façade is compatible with façade of neighboring buildings.
- F. Massing and Composition – the design of the principal façade articulates on the Charles Street façade a three-story building that distinguishes each floor. In addition, the Charles Street façade is broken up into three bays that are compatible to rowhouse massing and composition.
- G. Height - the building falls within the height restrictions found on the map on page six of the *Mount Vernon Historic District Design Guidelines for New*



*Construction.* The third-story portion of the structure is approximately 44 feet and the two-story portion of the structure is approximately 34 feet.

- H. Roof and Cornices – a finely detailed cornice caps the east, south and west facades.
- I. Steeples, Chimneys, and other roof Projections – NA
- J. Materials - to be reviewed during the final details review.
- K. Shadows and Depth of Facades - the design creates shadows and depth, helping to break up the main façade.
- L. Windows – size, fenestration and arrangement are compatible.
- M. Color - to be reviewed during final approval.
- N. Details and Ornamentation – speaks to the style of the building.
- O. Street level facades - The arrangement of windows and doors interacts with the street level.
- P. Doors and Main Entrance - the main entrance is clearly marked, centrally located and reinforces the pedestrian nature of the street.
- Q. Storefronts – interacts with the street.
- R. Signs – to be determined in final drawings.
- S. Lighting - to be reviewed during final drawings.

Staff believes that this project meets all the criteria of the Mount Vernon Historic District Design Guidelines for New Construction.

Therefore, staff recommends **approval** of the concept plan as submitted with final design elements to be reviewed by staff.

The historic design review process is in addition to other applicable laws and regulations and does not diminish the force of urban renewal plans, building codes, zoning codes, etc. It is the applicant's responsibility to contact all appropriate City agencies and comply with all applicable laws, regulations, and codes.